

## Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER

(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE: DECEMBER 11, 2014** 

SUBJECT: DR14-41, PRIMROSE PRESCHOOL

**STRATEGIC INITIATIVE:** Community Livability

#### **REQUEST**

DR14-41, Primrose Preschool: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.57 acres located at the southwest corner of Val Vista Drive and Germann Road zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

#### RECOMMENDED MOTION

Request for input only. No motion required.

#### APPLICANT/OWNER

Company: Evergreen Devco Company: SWC Germann & Val Vista LLC

Name: Alex Gonzalez Name: Gary Davidson

Address: 2390 E Camelback Rd #410 Address: 1110 E Missouri Ave #700

Phoenix, AZ 85016 Phoenix, AZ 85014

Phone: 602-808-8600 Phone: 602-263-7626 Email: agonzalez@evgre.com Email: lisa@dmaphx.com

#### **BACKGROUND/DISCUSSION**

#### History

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Date	Action
January 8, 1975	The Town Council approved Ordinance No. 174 for annexation A74-07 (strip annexation).
September 18, 1984	The Town Council approved Ordinance No. 396 for annexation A84-06 to annex the approximate 80 acre site to the Town of Gilbert.
January 16, 1985	The Town Council approved Ordinance No. 419 rezoning the site from Maricopa County Rural-43 to Town of Gilbert R1-43 in case Z84-57.
March 3, 2005	Town Council adopted the Land Development Code by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Single Family-35(SF-35) and Single Family-15(SF-15).
April 26, 2005	A portion of this site was rezoned from Single Family-15 to Single Family-15 (SF-15) in zoning case number Z05-03 for Avalon Estates.
May 27, 2008	Town Council approved Roosevelt Square, a Minor General Plan
	Amendment changing the land use classification from Residential > 1-2 DU/Acre to Community Commercial and Residential > 5-8 DU/Acre in Resolution No. 2883 and rezoned from Single Family-15 (SF-15) and Single Family-35 (SF-35) to Single Family/Detached (SF/D) and Community Commercial (CC) with a PAD overlay in Ordinance No. 2156.
August 4, 2010	DU/Acre to Community Commercial and Residential > 5-8 DU/Acre in Resolution No. 2883 and rezoned from Single Family-15 (SF-15) and Single Family-35 (SF-35) to Single Family/Detached (SF/D) and Community Commercial (CC) with a PAD overlay in Ordinance No. 2156.  Planning Commission recommended approval of GP10-02/Z10-07 Villages at Val Vista a change of land use classification and zoning with
August 4, 2010 August 19, 2010	DU/Acre to Community Commercial and Residential > 5-8 DU/Acre in Resolution No. 2883 and rezoned from Single Family-15 (SF-15) and Single Family-35 (SF-35) to Single Family/Detached (SF/D) and Community Commercial (CC) with a PAD overlay in Ordinance No. 2156.  Planning Commission recommended approval of GP10-02/Z10-07

#### Overview

The Villages at Val Vista is a  $50 \pm \text{acre}$  Planned Area Development with 235 single family detached dwelling units and a shopping center (SC) at the northeast corner. The focus of the project was an eco-friendly community with pedestrian connectivity focused on the linear open space connecting the south end of the site to the north providing safe convenient access to the commercial center. No shopping center site plan was provided in the existing ordinances. The development plan showed southern and western pedestrian access from the residential subdivision to the shopping center site. It also depicted vehicular access from Granite which was constructed at the time of the residential development. The PAD did not amend the SC development standards and the parcel will develop per the LDC .

#### **Surrounding Land Use & Zoning Designations:**

	Existing Land Use Category	Existing Zoning	Existing Use
North	Regional Commercial	Shopping Center then Germann Road then Regional	Vacant Agricultural

		Commercial	
South	Shopping Center	Shopping Center	Ball Charter School
East	Residential > 2 to 3.5 DU/Acre	Val Vista Drive then Single	Vacant Agricultural
East	Residential > 2 to 3.5 DU/Acre	Family-15	
West	rest Residential > 3.5 to 5 DU/Acre	Granite Street then Single	Villages at Val Vista
west		Family Detached PAD	Subdivision
Site	Shopping Center	Shopping Center PAD	Vacant

**Project Data Table** 

Troject Data Table	Existing	Proposed
Maximum Building Height	35/2-story	19' to ridge
Minimum Setbacks		
Front	25'	154.7'
Side to non-residential	No setback within commercial	52' and
	shopping center	15'
Rear to non-residential	No setback within commercial	15'
	shopping center	
Separation Between Buildings	15'	N/A
Minimum Required Perimeter		
Landscape Area		
Front	25'	25'
Side to non-residential	No setback within commercial	15'
	shopping center	
Rear to non-residential	No setback within commercial	15'
	shopping center	
Landscape (% of net lot area)	15%	26.2%
Parking	1/300 sf or 40 parking stalls	41 parking stalls
Loading	3 signed spaces	3 stalls

#### **DISCUSSION**

- 1. Staff will request verification of recorded cross access agreement and construction agreement for the north shared access drive. If none are in place, staff will request they be recorded prior to construction permitting.
- 2. Per Code, parking and drive aisle screening are required.
- 3. Required parking is 40 spaces and passenger loading is 3 spaces for a total of 43 spaces. The site plan is short two spaces.
- 4. Staff is also concerned that the refuse enclosure does not meet Public Work's standards and will block the visibility of the proposed monument sign.
- 5. Connectivity from the surrounding neighborhood was a large part of the rezoning discussion and preliminary plat for Villages at Val Vista. Ball Charter School connected to the sidewalk from the south and provided access across their site to the north via an 8'

- sidewalk. Staff is requesting that the Primrose Preschool applicant match the sidewalk width and location because what is shown on the site plan is not sufficient.
- 6. The landscape palette shall be adjusted to match Village at Val Vista streetscape.
- 7. The retention basin along Val Vista shall be adjusted for a more natural appearance.
- 8. The Floor Plans and Elevations match the other existing Primrose Preschool in Town.
- 9. Staff has no outstanding issues with the colors and materials.
- 10. Staff will request full details and cut sheets on all of the site furnishings, shade canopies and fencing.

#### **REQUESTED INPUT**

The applicant has requested construction document at-risk. Staff would only support cd at-risk if the applicant is able to address the above noted comments prior to cd submittal.

Respectfully submitted,

Amy Temes Senior Planner

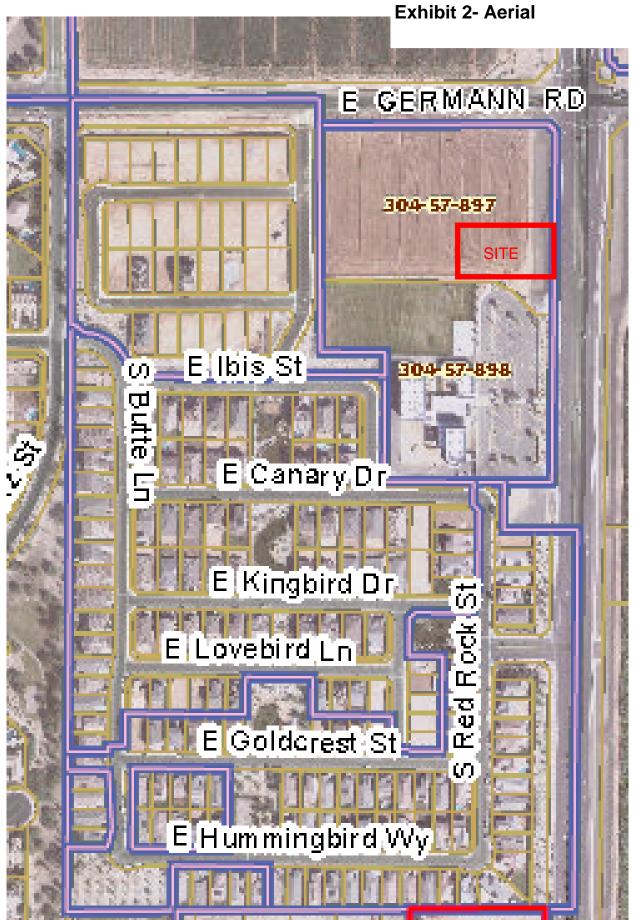
#### **Attachments and Enclosures:**

- 1. Vicinity Map
- 2. Aerial Photo
- 3. Site Plan
- 4. Landscape
- 5. Grading and Drainage
- 6. Elevations
- 7. Floor Plans
- 8. Lighting
- 9. Colors and Materials

DR14-41: Primrose Preschool Exhibit 1 - Vicinity Map



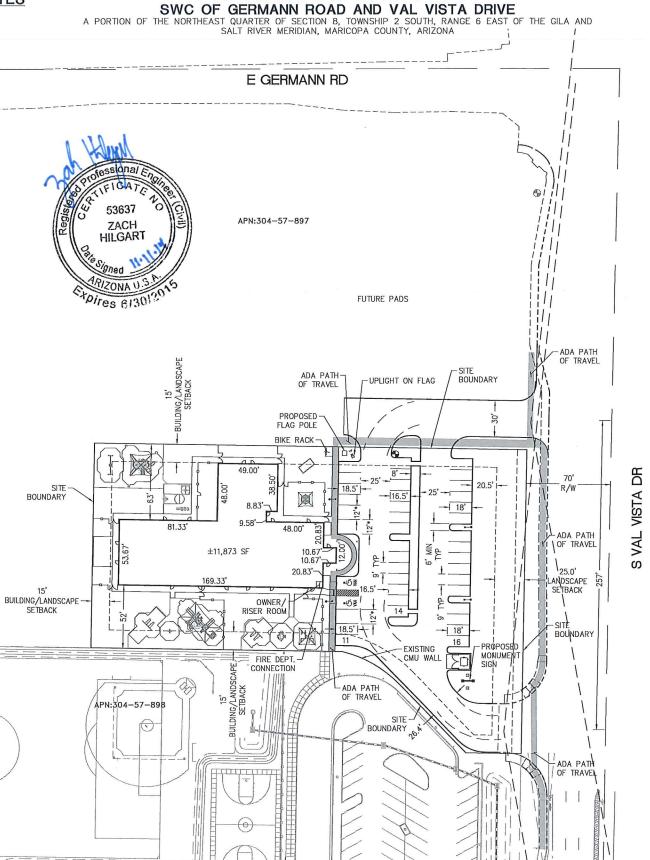
**DR14-41: Primrose Preschool** 



#### STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

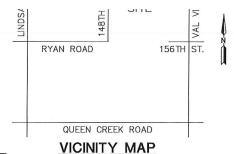
- 1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED
- 2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- 3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- 4. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREET OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING METHODS:
  - A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CARINET
  - B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED, OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
  - C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF
- 5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- 6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING
  - A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS,
  - B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- 7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREENED WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED
- 8 GROUND MOUNTED MECHANICAL FOUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- 9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
  - A, ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING,
  - B. ROUTED UNDER GROUND
- 10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- 11. ALL FREESTANDING LIGHT POLES SHALL:
  - A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
  - B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENED WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30"
  - C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- 12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
- LANDSCAPE AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RICHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM
- 4. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL
- 15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAY SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEW AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLIMENT THAT OF THE MAIN BUILDING.
- 17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- 18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE

# PRIMROSE SCHOOL PRELIMINARY SITE PLAN



MA HI W

**DR14-41: Primrose Preschool Exhibit 3 - Site Plan** 



#### OWNER / DEVELOPER

SWC GERMANN & V.V.,LLC AN ARIZONA LIMITED LIABILITY COMPANY

#### **ENGINEER**

HILGARTWILSON 2141 EAST HIGHLAND AVENUE, SUITE #250 FAX: 602.368.2436 CONTACT: ZACH HILGART, PE

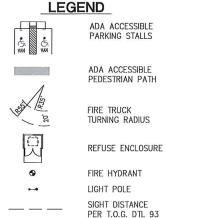
#### FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE X WITH A DEFINITION OF: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2745L, COMMUNITY NUMBER 040044, PANEL NUMBER 2745 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

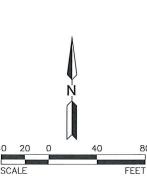
#### PROJECT DATA

EXISTING ZONE

SITE AREA +68 666 SF ±1.58 AC COVERAGE 17.29% BUILDING AREA MAJOR ±11.873 SF LANDSCAPE DATA ON-SITE LANDSCAPE PROVIDED ±12,868 SF (0.30 AC) ON-SITE LANDSCAPE COVERAGE INTERIOR PARKING LOT LANDSCAPING TOTAL PARKING LOT AREA ±21,782 SF (0.50 AC) ±1,644 SF (0.04 AC) 7.5% LANDSCAPE PROVIDED LANDSCAPE COVERAGE REQUIRED (DAYCARE CENTER @ 1/300 SF) ACCESSIBLE REQUIRED (2% OF PROVIDED)
ACCESSIBLE PROVIDED 2 SF PASSENGER LOADING AREA REQUIRED PASSENGER LOADING AREA PROVIDED BICYCLE REQUIRED (10% OF REQ'D VEHICULAR) BICYCLE PROVIDED



PASSENGER LOADING AREA (12'X20' WITH 1.5' OVERHANG)



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## DR14-41: Primrose Preschool PLANT LEE Exhibit 4 - Landscape



#### LANDSCAPE DATA

SITE AREA (NET):

TOTAL ON-SITE LANDSCAPE AREA: TOTAL RIGHT OF WAY LANDSCAPE AREA: 68,732 S.F. (1.58 ACRES)

11,199 S.F.

2,504 S.F.







# PRIMROSE SCHOOL PRELIMINARY GRADING AND DRAINAGE PLAN

PROPOSED RETENTION BASIN

<u>S</u>

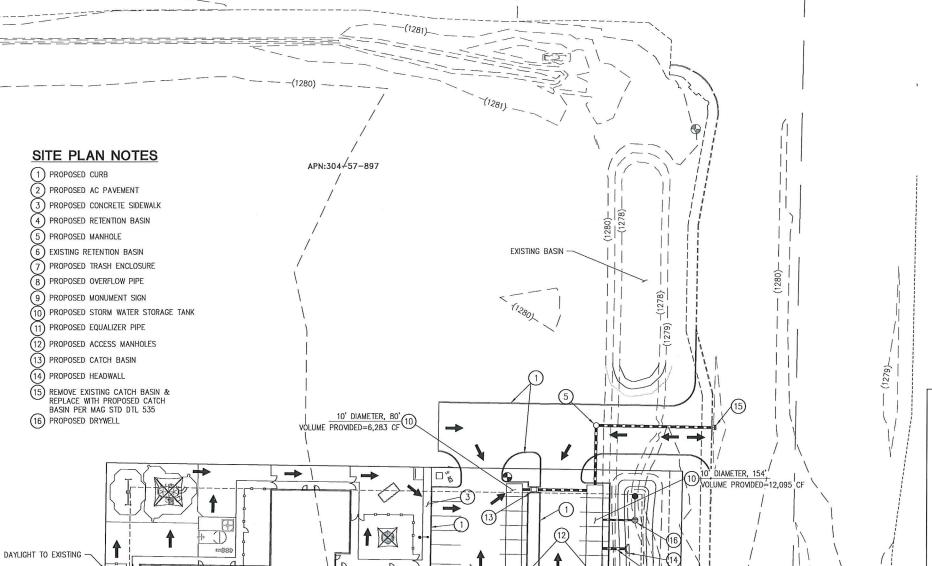
VAL

ഗ

BOT=1277.50

SWC OF GERMANN ROAD AND VAL VISTA DRIVE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



•€\$

CMU WALL

E GERMANN RD

FF=1282

4)

APN:304-57-898

EXISTING BASIN

VOLUME=6,233 CF

#### OWNER / DEVELOPER

SWC GERMANN & V.V.,LLC AN ARIZONA LIMITED LIABILITY COMPANY

#### **ENGINEER**

HILGARTWILSON
2141 EAST HIGHLAND AVENUE, SUITE #250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: ZACH HILGART, PE

#### FLOOD ZONE DESIGNATION

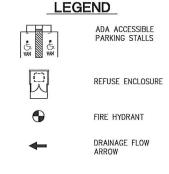
THE SUBJECT PROPERTY LIES WITHIN ZONE X WITH A DEFINITION OF: AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2745L, COMMUNITY NUMBER 040044, PANEL NUMBER 2745 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

#### **NET SITE AREA**

68,666 SF / 1.58 AC

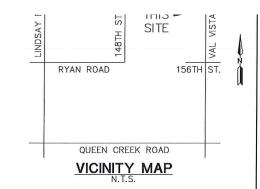
#### 

VOLUME REQUIRED IS FOR FULLY DEVELOPED (50-YEAR, 24-HOUR; PRECIPITATION DEPTH 3 INCHES; WEIGHTED C OF 0.25 FOR FIELDS, 0.95 FOR BUILDING AND CONCRETE & 0.90 FOR PARKING LOT AND STREET.



PROPOSED STORM DRAIN

## DR14-41: Primrose Preschool Exhibit 5 - Grading and Drainage





DRAINAGE AND GRADING PRELIMINARY

EXTERIOR COLOR SCHEDULE	CULTURED STONE ARRAY	
COLOR "A" BM HC-6 WINDHAM CREAM	42" DIAMETER SANDBLASTED WOOD SIGN	
COLOR "B" BM HC-55 WINTHROP PEACH	6' KEYSTONE * 10" +	
COLOR "C" BM 2095-20 ANTLER BROWN		27'-0' 1.0. ROOSTER 2
COLOR "D" BM HC-54 JUMEL PEACHTONE	SCHOOL <sup>S</sup>	T.O. ROOSTER 3 16
TRASH ENCLOSURE GATES (POST & HINGES)  (POST & HINGES)  EXTERIOR APPLICATION)		LIGHT FIXTURE FOR SIGN, SEE ELECTRICAL WALL MOUNTED LOGO SIGN 191-4*
CUPOLA WALLS, COLOR "A" AND SOFFITS.	SIGN COLORS:  ROOSTER, CIRCLES & TEXT = TATE OLIVE	SEE DETAIL THIS SPEET 2B
EXTERIOR FASCIA, & FRIEZE: COLOR "D"	BACKGROUND = BEIGE (TOTAL SIGN AREA = 9.6 SQ. FT.)	E T A B RIDGE
WINDOWS: MED. BRONZE ALUMINUM/VINYL	- (1) WALL MOUNTED LOGO SIGN 1/2"=1"-0"	
STONE: CULTURED STONE - PRO LEDGESTONE COLOR: SHALE		8'-1' TRUSS BEARING
COLOR: SHALE GROUT: COLORED MORTAR TO MATCH STONE	19. April 19. 19. 19. 19. 19. 19. 19. 19. 19. 19.	
ROOFING: ONE PIECE "S" MISSION TILE		
MONIER LIFETILE #IMSC3601 COLOR: DESERT DRIFTMOOD		T.O. SLAB 6
NOTES: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR CONFIRM COLOR WITH EXIST CVS NEXT TO SITE PRIOR TO ORDERING		A EAST ELEVATION
STANDING SEAM ROOF: AEP-SPAN SNAPSEAM - 12*		//∂= '-O"
BM 2045-20 ANTLER BROWN	CULTURED STONE ON INSIDE FACE	
STEEL AWNING SUPPORTS \$ BM 2045-20 ANTLER BROWN MOOD BRACKETS: (INDUSTRIAL EVAMEL,	2 ENLARGED ENTRY, ELEV.N.T.S.	
EXTERIOR APPLICATION)  5TUCCO: COLOR "A" [2A]	8° CMU WALL	
COLOR "A" 2A  COLOR "B" 2B	STUCCO ALL SIDES —	
color "c" 2C	B	Iq-4* PlineE
	·	RIDGE 12 5
CONSTRUCTION NOTES: -		
STONE VENEER	(3) SCREEN WALL ELEVATION 1/8"=1"-0"	45
2 STUCCO 2 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS	-60 ID AFTA	8-1"
SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. CONC. ROOF	P— C FILICCO P— C — PP	TRISS BEARING TRISS DEARING TRISS TR
TILE (EPOXY ROOSTER)  4 6" OGEE GUTTER & 3"X5" DOWNSPOUT	PAINTED B	
5 8" T STUCCO ACCENT BAND - COLOR "C"		TO. SLAB  PA DE THE SCHEEN FOR HAZ INITE  SCHEEN FOR HAZ INITE  BETT ME
6 STUCCO SILL/WAISCOT - PAINT "D"	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ELECT. CT, MOP
7 STANDING SEAM ROOF ON METAL FRAME - PAINT "C"	(4) SES/TRASH ENCLOSURE ELEVATION	B) WEST ELEVATION   //8= '-0"
8 24" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. TRIM = COLOR "C"	1/8"=1'-0"	
LOUVERS = COLOR "A"	2T-O* TO_ROOSIER	
TINTED GLASS (SEE ELEV. SHEET A2.I)	316	
GUTTERS & DOWNSPOUTS - SEE A-I.3	2A 2BLOWERS	16 To
WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.	RIGGE RIGGE	
STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.	5   2	5 PRIDEE PRIDEE
13 12" REFLECTORIZED ADDRESS NUMBERS - BLACK	TYPICAL SECTION	TYPICAL SECTION
14 H.M. INSUL, EXTERIOR DOOR AND FRAME -		
SEE DOOR SCHEDULE  15 HARDI-TRIM EXTERIOR FASCIA, \$ STUCCO FRIEZE		
PAINT "D"		
I6 TILE ROOFING	20—————————————————————————————————————	22
CONTROL JOINT - SEE 6/A-6.I	© NOF	RTH ELEVATION    A =  -0
	◆ 20-0* RIDGE	[6]
	₹ RIDGE	

27 7 22 24

D SOUTH ELEVATION

### **DR14-41: Primrose Preschool Exhibit 6 - Elevations**

School Franchising

A New Building For:
PrimrOse SC/
3660 Cedarcrest Road
Anarth, Georgia 30101
COPTRIGHT © 2014
Primose School Franchishig Company



20----/

2A 2C

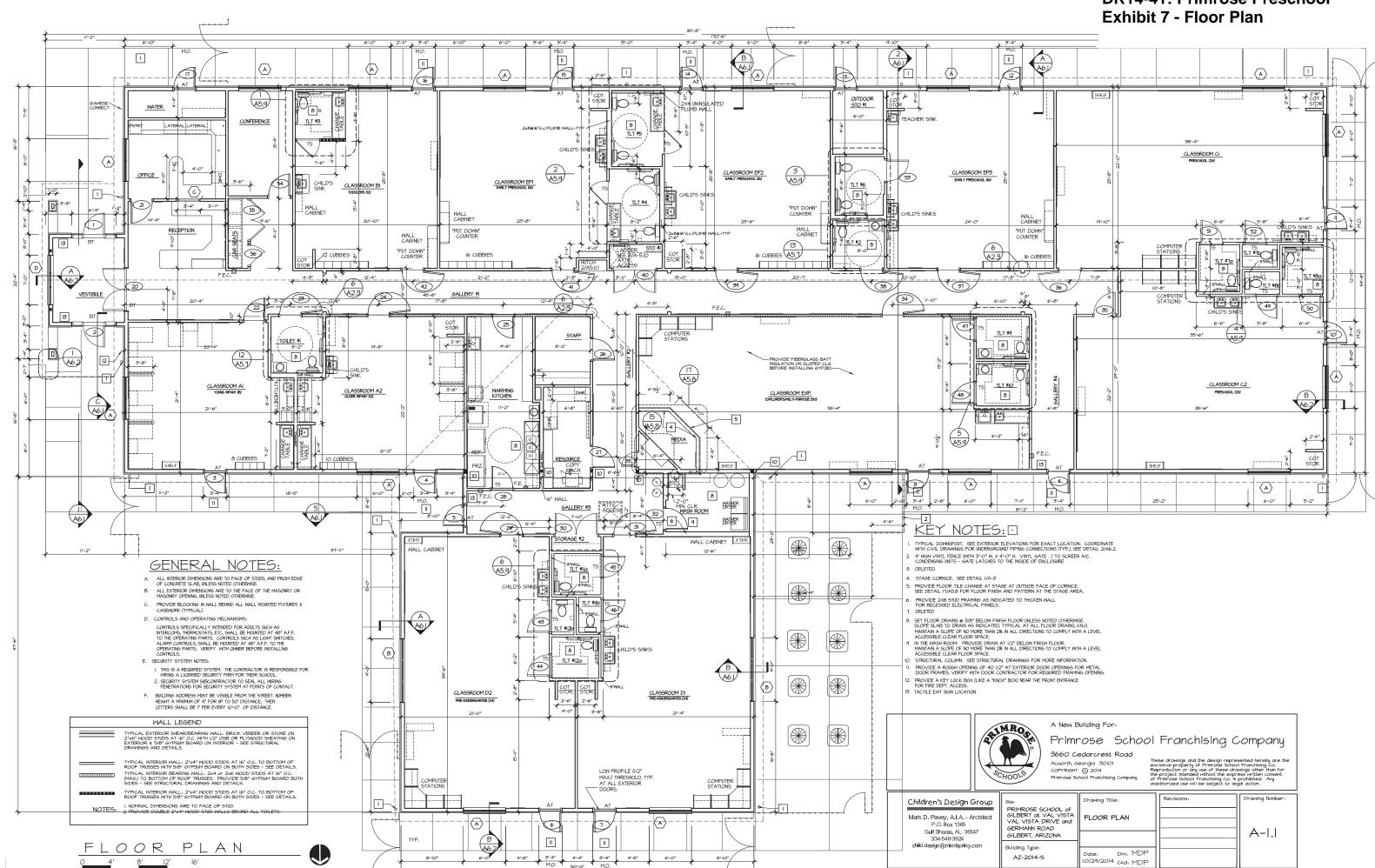
Site:
PRIMROSE SCHOOL of
GILBERT at VAL VISTA
VAL VISTA DRIVE and
GERMANN ROAD
GILBERT, ARIZONA

Building Type: AZ-5-2014

Drawing Title: EXTERIOR **ELEVATIONS** 

10/29/2014 Ckd: MDP

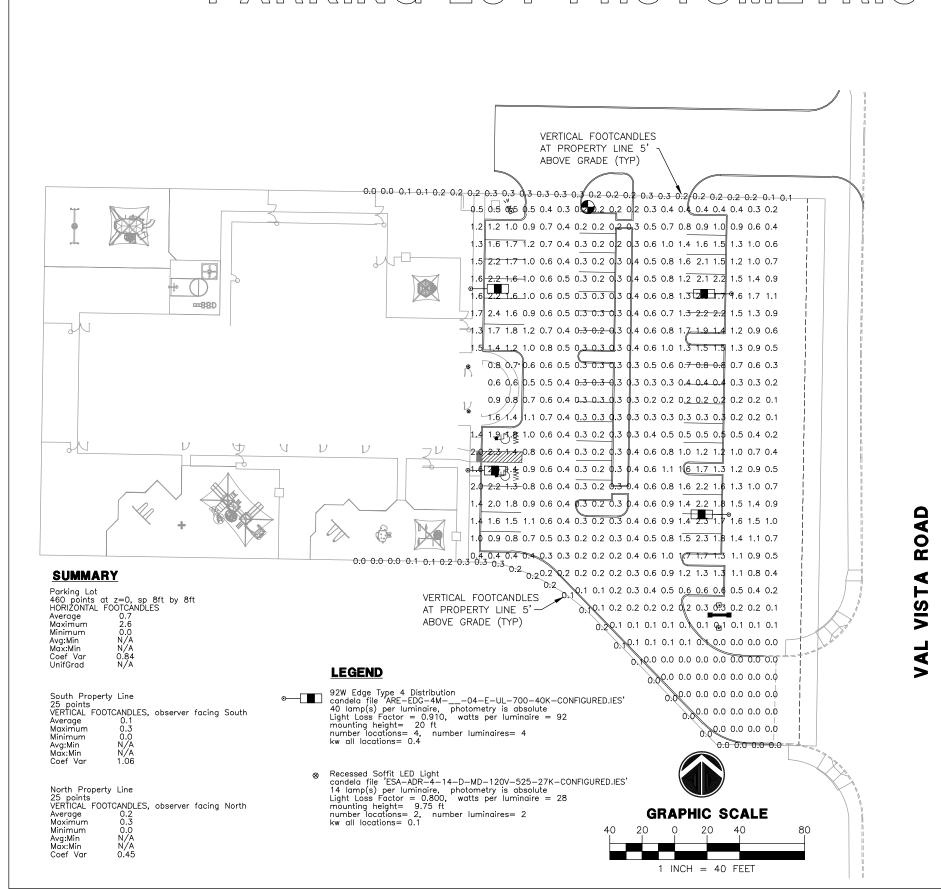
Drawing Number: A-4

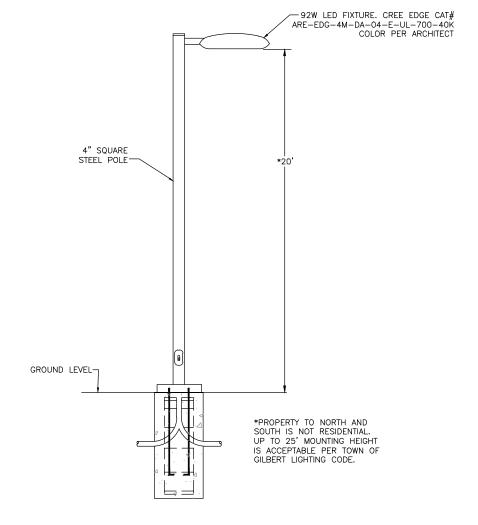


NORTH

## **DR14-41: Primrose Preschool Exhibit 8 - Lighting**

# PRIMROSE SCHOOL GILBERT PARKING LOT PHOTOMETRIC ANALYSIS





#### 92W LED PARKING LOT LIGHT

ELECTRICAL ENGINEERING AND DESIGN 165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225 PHONE 480.497.5829 • FAX 480.497.5807

### PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.



PROJECT NAME:

PRIMROSE GILBERT PARKING LOT **PHOTOMETRICS** 

PROJECT NO:

14296

DESIGN BY:

PH-1



ONE PIECE "S" MISSION TILE

COLOR "A"	BM HC-6 WINDHAM CREAM
COLOR "B"	BM HC-55 WINTHROP PEACH
COLOR "C"	BM 2095-20 ANTLER BROWN
COLOR "D"	BM HC-54 JUMEL PEACHTONE
TRASH ENCLOSURE GATES (POST & HINGES)	COLOR "C" (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
CUPOLA WALLS, AND SOFFITS.	COLOR "A"
EXTERIOR FASCIA, & FRIEZE:	COLOR "D"
MINDOWS:	MED. BRONZE ALUMINUM/VINYL
STONE:	CULTURED STONE - PRO LEDGESTONE COLOR: SHALE GROUT: COLORED MORTAR TO MATCH STONE
ROOFING:	ONE PIECE "S" MISSION TILE MONIER LIFETILE #IMSC360I COLOR: DESERT DRIFTWOOD
NOTES: ALL ROOF MOUNTED EQUIPN MATCH ROOF COLOR	MENT SHALL BE PAINTED TO
CONFIRM COLOR WITH EXIST	CVS NEXT TO SITE PRIOR TO ORDERING
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" BM 2095-20 ANTLER BROWN COLOR "C"
STEEL AWNING SUPPORTS & WOOD BRACKETS:	BM 2095-20 ANTLER BROWN (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
STUCCO:	color "A" 2A color "B" 2B color "C" 2C

EXTERIOR COLOR SCHEDULE

	~	11 x 11
COL	.OK	"A"



COLOR "B"



COLOR "C"



CULTURED STONE - PRO LEDGESTONE



STANDING SEAM ROOF CUPOLA

COLOR "D"

#### Site:

PRIMROSE SCHOOL of GILBERT at VAL VISTA VAL VISTA & GERMANN RD GILBERT, AZ

#### Children's Design Group

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